



## House Two-bedroom (3+kk)

€ 997 | CZK 25 000

110 m<sup>2</sup>, Břeclav, Brod nad Dyjí





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Total area	110 m <sup>2</sup>
Plot	193 m <sup>2</sup>
Foot print	106 m <sup>2</sup>
Floor area	79 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Parking	Two parking spaces.
Cellar	-
Service price	Monthly deposit for service charges: CZK 1,000. Water and electricity are billed separately (transfer to the tenant).
PENB	B
Reference number	106671
Available from	Immediately

This is a fully furnished 2-bedroom low-energy, air-conditioned house with a rooftop terrace boasting great views of the picturesque countryside of the Mikulov micro-region located just 300 m from the Mušov Lakes. Part of the Mušov Sun Houses, a gated project with a swimming pool and camera system, the home is situated on the eastern edge of Brod nad Dyjí, with a high standard of service, pleasant atmosphere, privacy, and an abundance of sunny local weather. It takes only 30 minutes by car to get to Brno. These benefits, combined with other typical features of the location such as great wine, countless possibilities for cycling, fishing and hiking in the most beautiful natural sites of South Moravia make this project an ideal choice for those who seek comfort while maintaining an active lifestyle.

The interior features a living room with a fully fitted open plan kitchen and a dining area, two bedrooms, a bathroom, a separate toilet, and an entrance hall.

Large format ceramic tiling, underfloor heating, triple glazed plastic windows, security entry door, TV, washing machine, air-condition and internet. An **outdoor swimming pool** with sunbathing areas is available. **Two parking spaces** and a secure outside storage space for bikes are included.

